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**Planning Office
Galway Co Co
Co Hall
Prospect Hill
Galway**

26/07/2021

Re: Lands at Woodlawn, Ballinasloe, Co Galway

A Chara,

Please refer to the attached six inch to one mile OSI map for the Woodlawn area of Co Galway.

I have outlined in red line on that map lands presently owned by Mr Matt Loughnane. The entire plot is wholly contained in folio numbers GY 244202F, GY 100982F and GY 13621F. Mr Loughnane would like to get these lands zoned for residential use in the new County Development Plan for Co Galway. I would like to cite the following reasons as to why it should be considered for residential zoning:

1. Location

The site is located 400meters by road, south of Woodlawn railway station and approx. 12km from the Kiltullagh roundabout on the new M6 Galway to Dublin motorway. The train journey time from Woodlawn railway station to Eyre Square in Galway is less than 30mins. The train journey from Woodlawn to Ballinasloe takes 10mins. The site is approx. 100metres (by road) north of the local National school (presently closed) and 650metres (by road) north of the local church.

2. The site abuts the Regional road R359 It also abuts a public County Road on its southern road frontage.

3. Connectivity with Woodlawn Railway Station

a. Pedestrian Access

There is a grass margin on the west side of the Regional road R359 from the subject site to the railway station. It varies in width from 1.2 to 1.65meters. It is proposed to lay a new footpath for this 400meters.

b. Public Lighting

It is proposed to lay 100mm ducting pipe under the proposed 400meters of footpath to accommodate public lighting cables.

4. Drinking Water Supply

The New Inn Group Water Scheme's pipe network extends passed the site towards the railway station. The New Inn Group Water Scheme have indicated that they will supply the site with

potable water. Please see attached letter from the New Inn Group Water Scheme. It should be noted that the New Inn Group Water Scheme is a member of the DBO1 County Galway, group of Water Scheme's. As such, the quality of their treated water is every bit as good {quality wise} as the Irish Water Public supply.

5. Surface Water Disposal

There is an existing surface water stream abutting the northern boundary of the site. The same stream passes through the site for a distance of 250 meters. It is proposed to collect up all surface run-off water, pass it through an oil trap and silt trap and then discharge it to the aforementioned stream. Flood attenuation facilities can be constructed on site, if deemed necessary by the Galway County Council planners.

6. Sewage Disposal

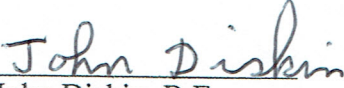
It is proposed to treat the sewage generated by this development using an *Integrated Constructed Wetlands*. As there are a number of surface streams abutting the site and within the site, it would be reasonable to conclude that the level of soakage within the site is poor. That poor soakage would facilitate the construction of an Integrated Constructed Wetlands Sewage Treatment system. It is proposed to construct this Integrated Constructed Wetlands within the tree planted area of the site. The effluent from this Integrated Constructed Wetlands will pass through a constructed percolation area. The final effluent from the percolation area will discharge to the streams which abuts the northern frontage of the site.

An Integrated Constructed Wetlands form of treatment for the sewage that would be generated at this site is a very acceptable form of treatment. Furthermore, it is very easy to operate and as such, requires no high-tech training, like that required for the more modern plants. The running costs of an Integrated Constructed Wetlands area also very low by comparison with the more modern sewage treatment plants. Irish Water have installed a number of these Integrated Constructed Wetlands sewage treatment plants around the country. The following is an extract from *Irish Water* website following the opening of the Lixnaw Integrated Constructed Wetlands in Co Kerry:

"An Integrated Constructed Wetlands is a sustainable, natural wastewater treatment system that is designed to look and function as a natural wetland. An Integrated Constructed Wetlands is an environmentally friendly way to treat wastewater and will result in reduced operational and maintenance costs, biodiversity creation, while also reducing energy consumption and carbon emissions"..... "reduces operational costs and maintenance in comparison with traditional wastewater treatment processes which eliminates the need for chemicals to be used. The vegetation used Integrated Constructed Wetlands cells is common wetland/emergent species that are native to Ireland and to Kerry. These include bulrushes, sedges and watergrasses". An Integrated Constructed Wetlands "ensures compliance with the Urban Wastewater Treatment Regulations".

It can be seen from the above that the proposed zoning of Mr Loughnan's lands can give rise to a sustainable development into the future. It is near enough to the Galway to Dublin railway line to allow potential occupants of the proposed development to "walk to work". The site is also beside the *Coillte Woodlawn Trails* – up to 10km of Forest walks and Nature Trails and children's playground. When Mr Loughnan's site is fully developed it will raise a sustainable development which will be nice place to live in.

Thank you


John Diskin. B.E.